

defining the location where such policies, standards, and regulations are applicable pursuant to the requirements of the . . . state. (*Palm Desert, Calif.*)

A plan, adopted by city ordinance, which shows the future physical development to be implemented within a specifically defined and circumscribed area of the city. The precise or specific plan will show the types of land uses to be developed on each parcel; a plan for circulation in and adjacent to the precise plan area; and written standards, regulations, and policies for such items as architectural design, open spaces, preservation of existing structures, and other relevant factors. (*San Juan Capistrano, Calif.*)

A document encompassing a specific geographic area of the governing agency which is prepared for the purpose of specifically implementing the comprehensive plan by (1) refining the policies of the comprehensive plan to a specific geographic area and (2) containing specific recommendations as to the detailed policies and regulations applicable to a focused development scheme. The specific plan shall consist of goals, objectives, and policies; requirements for capital improvements; the level of service required for public facilities; physical and environmental conditions; housing and land use characteristics of the area; and maps, diagrams, and other appropriate materials showing existing and future conditions. (*Concord, N.C.*)

■ **specific plan, planning unit area** Parcels of land identified within a specific plan land use map with a clearly identified land use title and having established regulatory controls. (*Lake Elsinore, Calif.*)

■ **sphere of influence** (See also *urban service area*) A plan for the probable 20-year physical boundaries and service areas for cities, special districts, or similar entities. (*Monterey County, Calif.*)

■ **spire** The tapering termination of a roof tower or roof form to a point, as a steeple. (*Dewey Beach, Del.*)

■ **split zoning** (See also *mixed-use development*) A single lot or parcel containing two or more different zoning classifications. (*St. Paul, Minn.*)

■ **spoil bank** A deposit of excavated overburden or refuse. (*Concord, N.C.*)

■ **sports complex** (See *recreation, commercial indoor*)

■ **spot zoning** (See also *floating zone*) [A] change in district boundaries, variances, and other amendments to the zoning code and use and area maps that violate sound principles of zoning and are characterized by the following: (a) Individuals seek to have property rezoned for their private use. (b) Usually the amount of land involved is small and limited to one or two ownerships. (c) The proposed rezoning would give privileges not generally extended to property similarly located in the area. (d) Applications usually show little or no evidence of, or interest in, consideration of the general welfare of the public, the effect on surrounding property (including adequate buffers), whether all uses permitted in the classification sought are appropriate in the locations proposed, or conformity to the comprehensive plan or to comprehensive planning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic.) (*Coral Gables, Fla.*)

The zoning of a small land area for a use which differs measurably from the zoned land use surrounding this area. Land may not merely be so zoned in the interest of an individual or small group, but must be in the general public interest. Such zoning does not conform to the future land use plan and is not otherwise necessary in order to protect the health, safety, welfare, or morals of the community. (*Hot Springs, Ark.*)

A change in the zoning code or area maps that is applicable to no more than a few parcels and generally regarded as undesirable or illegal because it violates equal treatment and sound planning principles. (*Wisconsin Department of Natural Resources*)

Rezoning a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect of furthering the comprehensive plan. (*Temple, Tex.*)

An arbitrary zoning or rezoning of a small tract of land, usually surrounded by other

uses or zoning categories that are of a markedly or substantially different intensity, that is not consistent with the comprehensive land use plan, and that primarily promotes the private interest of the owner rather than the general welfare. (*Norfolk, Nebr.*)

■ **spotlight** (See *searchlight*)

■ **sprawl** (See also *growth management; leapfrog development; smart growth*) Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served. (*Michigan State Planning Officials, Patterns on the Land, Trend Future Project, final report, September 1995*)

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development. (*California Planning Roundtable*)

Urban development or uses that are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses that fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development. (*Martin County, Fla.*)

A haphazard and disorderly form of urban development. There are several elements that characterize sprawl: Residences far removed from stores, parks, and other activity centers; scattered or "leapfrog" development that leaves large tracts of undeveloped land between developments; commercial strip develop-